

PROPOSED LAND USE

BALTIMORE COUNTY MASTER PLAN 2020

YORK COUNTY,
PENNSYLVANIA

CARROLL
COUNTY

HARFORD COUNTY

HOWARD COUNTY

BALTIMORE CITY

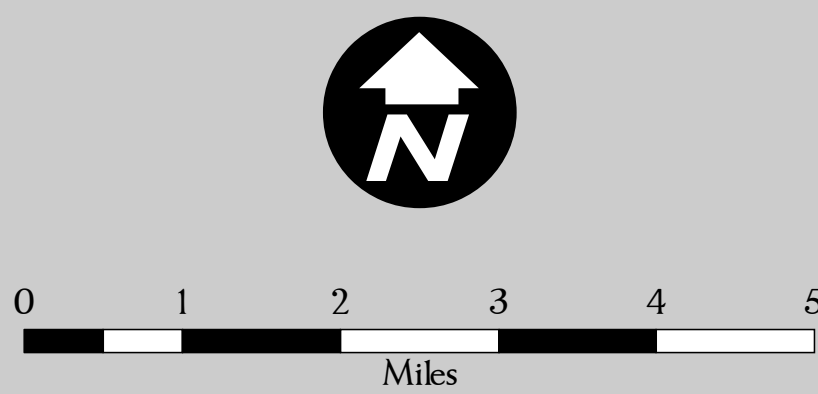
ANNE ARUNDEL COUNTY

Chesapeake Bay

The Proposed Land Use Map provides general recommendations for land use based upon the policies provided in Master Plan 2020. The use of transects (F-zones) is designed to support compact mixed-use communities while maintaining the stability of existing community conservation areas. This map will provide general direction for county land use decisions and may be amended as needed.

The transect framework identifies a range of habitats from the most natural to the most urban. This continuum, when divided into overlapping categories, reflects a succession from urban development to natural ecosystems. This integrates environmental and zoning methodologies, enabling the design of compact, mixed-use, walkable communities that support the viability of natural ones.

This system replaces the conventional zoning system and provides a basis for real neighborhood structure, which relies upon compact, walkable streets, mixed-use, transportation options, and housing diversity. The F-zones vary by the ratio and level of intensity of their natural, built and social components.



- Urban-Rural Demarcation Line
- County Boundary
- Road
- Hydrology

Map Prepared April 23, 2014
Baltimore County Department of Planning
105 W Chesapeake Ave, Towson, MD 21204

Data Sources:
Transects & URDL - Baltimore County Dept of Planning
All Other - Baltimore County Office of Info Tech

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T1 Natural



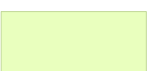
Contains lands approximating a natural condition, including lands unsuitable for settlement due to topography, hydrology, or vegetation.

T2 Rural



Consists of sparsely settled lands in an open or cultivated state. These include woodlands, agricultural lands, and grasslands. Typical buildings may include farmhouses and agricultural buildings.

T2 R Rural Residential



Consists of large lot single-family detached housing. Plantings are informal. All setbacks are generally 50 ft or more. Lots are deep to accommodate a larger backyard. Density varies between 2 to 5 acres per dwelling.

T2 V Rural Village



Takes into account the rural villages of Hereford and Jacksonville. This zone has a mix of smaller scale retail/office and some residential uses. T2 V preserves the rural village character featuring an attractive and traditional pattern of houses, commercial establishments, open spaces and their relationship to roadways.

T3 Suburban



Includes low-density residential areas, adjacent to higher density zones that contain mixed use. Home occupations and outbuildings may be allowed. Landscaping is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T4 General Urban



Characterized by mixed uses, but is primarily residential urban fabric. It may have a wide range of building types including single-family detached and attached houses, and townhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

T5 Urban Center



Includes higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

T6 Urban Core



Has the highest density and height with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks, streets have sturdy street tree planting and buildings set close to the wide sidewalks. Typically only large towns and cities have an Urban Core Zone.